

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22162

Property Information

property address: 404 E 27TH ST
legal description: CITY OF BRYAN, BLOCK 40, LOT 3,4,5
owner name/address: BARNETT, RANDY
BARNETT MOTORS
5120 FM 1488 RD
MAGNOLIA, TX 77354-2438
full business name: Barnett Motors
land use category: Comm-Retail type of business: Car Sales
current zoning: C2 occupancy status: occ
lot area (square feet): 17250 frontage along Texas Avenue (feet):
lot depth (feet): 115 sq. footage of building: 3642
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards
50' width.

Improvements

of buildings: 2 building height (feet): 22/10 # of stories: 2/1
type of buildings (specify): brick + other bldg is metal mobile home
sidewalk
building/site condition: 2
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
fr=50/stk side=53/ppr side=16/rear=8
approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no N/A
other improvements: ☒ yes ☐ no (specify) Pipe Fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: Plastic/Metal
overall condition (specify): Rusted on one side
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 30
lot type: ☒ asphalt ☐ concrete ☒ other gravel/dirt
space sizes: 18 sufficient off-street parking for existing land use: ☐ yes ☒ no
overall condition: improved near bldg; actual car lot with desirable condition
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: Minimal by Hwy & bushes

Outside Storage

☒ yes ☐ no (specify) garage, cars (junk cars); trash
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
